

Property Consultants

 Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

55 Bellhouse Road, Firth Park, Sheffield S5 6HJ



- For Sale - Fully Let Investment Freehold
- Ground Floor Shop & Upper Floor Space
- Long Term Tenant
- Total Income of £9,250 Per Annum
- Excellent Location In the Heart of Firth Park
- Ideal For Investors/SIPP – Offers in the Region of £105,000

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LOCATION

The property occupies a prominent position on Bellhouse Road within the well-established suburb of Firth Park, approximately 4 miles north of Sheffield City Centre. The surrounding area is predominantly commercial and residential in nature, with Firth Park benefiting from a strong mix of national, regional and independent occupiers.

The property benefits from good levels of passing traffic and footfall together with excellent public transport links and on-street car parking available nearby.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary upper floor storage space.

The property is currently occupied by a Barber and has been fitted out to a high standard. The upper floors are currently used for storage purposes.

There is a rear yard to the property.

ACCOMMODATION (Approx Internal Areas)

Ground Floor Shop	387 sq ft	36 sq m
Upper Floor Storage	334 sq ft	31 sq m
Total Floor Area	720 sq ft	67 sqm

RATING ASSESSMENT

The Premises are assessed as follows.

55 - Shop & Premises - RV £8,700

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (114)

Copies of the EPC are available on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

SALE

Offers in the region of **£105,000** are invited for the Freehold interest, which would reflect a **net initial yield of approx. 8.75 %**.

VAT will be charged on the purchase price.

TENANCIES

The property is let to a Private Individual at a rent of **£9,250 per annum** expiring in November 2029. There is a rent review in December 2026.

This is a full repairing and insuring lease.

TITLE INFORMATION

The property is held Freehold under Title Number **YWE33847**

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below

Mark Holmes - Crosthwaite Commercial

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07738 275 226

Chloe Bennett - Crosthwaite Commercial

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07538 412 671



SUBJECT TO CONTRACT & AVAILABILITY

March 2026